

**JAMUL DULZURA
COMMUNITY PLANNING GROUP**

**April 8, 2008 Draft Minutes
(To be approved April 22, 2008)**

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San Diego County
DEPT. OF PLANNING & LAND USE

1. **Call to Order:** Dan Neirinckx Chair called the meeting to order at 7:40 p.m.

2. **Roll Call:**

Present: Dan Kjonggaard, Dan Neirinckx, Janice Grace, Wythe Davis, Randy White, James Talbot, Steve Wragg, Krishna Toolsie, Linda Ivy, Janet Mulder and Richard Wright

Excused: Judy Bohlen, Frank Hewitt, and Martin Muschinske,

Absent: Earl Katzer,

3. **Motion to approve the Minutes for March 25, correcting the minutes to reflect that Randy White was absent and Krishna Toolsie as excused and the Agenda April 8, 2008 as amended and posted 72 hours before this meeting at the Post Office. Motion to approve passed unanimously.**

Randy White left the meeting at this point asking us to review the information on the Brown Act which is going to be held on Saturday, April 26 at Wells Park, El Cajon from 10 to 1p.m. The one at Ruffin Road is Tuesday, April 22 from 10 to 1 p.m.

4. **OPEN FORUM - Opportunity for public to speak - limit 3 minutes**

- a. **Gene Sullivan** reported that the vehicles he reported on a neighboring property were removed, not within the 30 days, but the County did follow through.
- b. No further comments.

5. **General Plan Update & Recommendation – Dan Neirinckx** nothing to report as the Steering Committee meeting has been postponed until Saturday, April 26, 2008, and then he will meet with the sub-committee and report back to the Group. He passed copies of the Draft Steering Committee Review of Elements including the Policies and Goals being developed for the General Plan to members of the group and the public who showed an interest in receiving them.

6. **Jamul Indian Village Casino Status Report and Recommendations: No report**

7. **Draft Otay Ranch Long-Term Implementation – Randy White was not at the meeting at this point and therefore this is postponed.**

8. **MUP 79-026W3 – Rancho L'Abri – Linda Ivy - It is scheduled for review on April 17, but we will need to ask for an extension because we have new information from the county and we still have not been able to contact the director, Rose Jones, and the County has had the same problem.**

9. **Letter of SANDAG of the Regional Comprehensive Plan: 2007 Annual Performance Monitoring Report on website www.sandag.org/repmonitoring - Wythe Davis reported that this SANDAG report uses the latest census data is from 2006. The critical areas are: **Transportation** – annual transit ridership is increasing; congestion**

on roads is increasing. **Housing** Affordable housing is short. **Environment** Habitat conservation is increasing; pollution in waterways has gotten worse; unhealthy air days increased. **Economic Prosperity** – standard of living is increasing but not as fast as the state or nation. **Public facilities** – county is lessening dependence on MWD; electricity usage is increasing per capita and locally produced electricity is decreasing. **Borders** – interregional commute volumes are increasing (from Baja and other CA counties.)

James Talbot recused himself from this discussion and vote on this item, as he is a close neighbor of the project.

10. **TPM21098- RPL1 Kinz – Proctor Valley Road – Linda Ivy and Judy Bohlen** – The applicants were present. Linda reported that there was an irrevocable offer to dedicate which they are asking to vacate because it doesn't go anywhere and doesn't serve other properties. The two other changes are trail related. The County recommended a trail easement in the road and along the private driveway and the lot split would be contingent upon establishment of this trail. **Linda** had two concerns: the existing trailer on parcel 2. The County said the applicant would need to prove it is permitted. The second was the panhandle shape of the parcel 1 to include the existing well. The County stated it would be up to the County Hydrologist as to the possibility of using the well and the shape of the property. **Dan Neirineckx** asked about the vacation of the IOD and asked what it was used for originally. **Mr. Kinz** stated that it was not used as road, but as a joint driveway with the three parcels on this TPM. **Linda Ivy moved that we recommend approving this lot split contingent upon the conditions of County be met and approval by the County staff. Motion carried unanimously 9, yes.**

James Talbot rejoined the meeting.

11. **Revised Trail Map for our Planning Area – Linda Ivy introduced Sue Waters & Maryann Vancio, County Parks and Recreation** – who gave an update as to the Community Trails Maps. The Community Trails Map is a "wish list:" of what you would like in your planning area. If there is a lot split or makes a connection with another trail, they can require a dedication or construction of the trail if it is feasible. Often the discretionary action of requiring a trail dedication is held off until the County is able to put it all in order. Tonight we will look at a recommended trails map and when it is approved, it would go to the BOS for approval after having been digitized by the County Parks and Rec people. Eighteen communities have trails maps at this point with a couple of others planning to do so. **Sue Waters** gave us a list of the trails by number (they are online) and she showed us the map they would like to see approved, reminding us that it is a wish list, not an automatic grant. She showed us the proposed 26 routes and 7 staging areas. This map would allow the County to require trails of Caltrans or other agencies when **Richard Wright** asked who helped design the planned new trails, and **Sue Waters** said it was primarily the Jamul Trails Council with some other community input. She pointed out that public land, steep terrain, and other communities surround the community of Jamul. **Mark Kukuchek**, Bonita resident, and a member of the Advisory Committee of Otay Valley Regional Park, and he wants to make sure there is a connection between the two communities' trails. He also wanted to make sure they are multi-purpose trails that would include equestrians, hikers and non-motorized bikes. There are several staging areas that

would connect the two communities. **Clare Maudsley, Jamul**, participated in the planning of the trails and wanted to make sure they do connect and have hook ups with other trails. **Dave Braithwaite, Jamul** resident, coming from Bonita. He pointed out that it lacks public access to the trails and that the staging areas are very important. He said that the staging area near Edwards Theater is used heavily and the staging areas on Proctor Valley Road and Steele Canyon Bridge area need to be expanded. **Steve Wragg** pointed out that our last map was approved in 2005 and that this map adds 26 linkages, which he feels, may be too many. He feels that we need to really think about where we are putting trails. **Janice Grace** said that in her area, the proposed trails are being used today. **Steve Wragg** asked how the trail that is proposed along SR-94 would be made safe? **Maryann Vancio** said that if the County states that they would like to have a trail along SR94 then when Caltrans does road widening they would need to provide for the proposed trail. She pointed out that the staging areas were not included in our map of 2005, and she was glad to see it now. **Steve Wragg** suggested that sometimes a trail does not make sense and yet the developer has to dedicate land for it. **Jim Talbot** stated that his concern is for the staging areas and how much impact they will have on traffic due to increased equestrian traffic. **Maryann Vancio** stated that the staging areas are usually small and do not create traffic problems. They would need to go through the environmental review process and would have public input before it is approved. **Janice Grace** pointed out that if you do not have a staging area, horse trailers park on the side of the road, which would make emergency access difficult at best. **Dan Neirinckx** voiced a concern regarding limiting the number of staging areas in more dense residential areas and the lesser dense areas the number could be increased. **Richard Wright** moved that we recommend approval of the trails map update recognizing the fact that any trail or staging area would come before our group for review
Motion carried: 9, Yes; 1, No (Wragg –concerns as noted above); 0 abstentions.

Doug Cruger volunteered to take photos and put them on a website.

12. **Board Policy I-63 Sunset Review – Dan Neirinckx** - He reported that the revisions would include 1) a provision to the Policy that Plan Amendment Authorizations would expire 2 years from the date of the decision makers initiation of the Plan Amendment. 2) A requirement that in circumstances when a Plan Amendment Authorization has not been approved by the applicable decision maker, the requestor file a request to the next applicable decision making body within 10 days; and 3) that already initiated Plan Amendment Authorizations which have not formally filed a General Plan Amendment application with the Department of Planning and Land Use expire one year after the adoption of this revised Policy. The tentative hearing schedule is Planning Commission 4-18-08 and the Board of Supervisors 6-18-08. **Dan Neirinckx** moved that we recommend acceptance of the proposed changes to Board Policy I-63. **Motion carried unanimously.**

Richard Wright left the meeting at this point.

13. **JDCPG Officer's Announcements and Reports**
 - a. **Dan** encouraged us all to attend the training
 - b. **Planning Commission Agenda = April 4 – boutique winery** was approved at this meeting and will go to the BOS
 - c. **POD 08-009 - Noise Ordinance Amendment – Given to James Talbot** to review and report back

- d. US Fish and Wildlife Service – Linda Ivy recommends Alternative C – She will review and report back.
- e. BOS Agenda 8 & 9 – nothing for our Planning Area.

ADJOURNMENT:

Dan Neirinckx adjourned the meeting at 9:00 p.m. reminding us that the next regular meeting is Tuesday, April 22, 2008 at Oak Grove Middle School Library.

Respectfully submitted,
Janet Mulder, Secretary